

Wine Valley Estates Homeowners Association

2020 ANNUAL BUDGET - Approved

Proposed Monthly Dues: \$60

Units: 32

	2019		2020
	Proposed	Actual	Proposed
INCOME			
Income from Dues	\$19,200.00	\$16,347.53	\$23,040.00
Other Income	\$0.00	\$42.33	\$0.00
Total Income	\$19,200.00	\$16,389.86	\$23,040.00
EXPENSES			
Landscape & Irrigation Contract	\$6,700.00	\$5,649.00	\$5,649.00
Irrigation System Maintenance	\$2,000.00	\$0.00	\$1,800.00
Landscaping/Irrigation Repair	\$1,500.00	\$848.92	\$1,500.00
Grounds	\$500.00	\$425.50	\$500.00
Insurance	\$750.00	\$927.00	\$927.00
Accounting	\$175.00	\$180.00	\$180.00
Office Expense	\$85.00	\$179.72	\$180.00
Management	\$3,072.00	\$3,840.00	\$3,072.00
Common Electric	\$1,500.00	\$1,350.79	\$1,500.00
Legal	\$30.00	\$35.00	\$30.00
Subtotal	\$16,312.00	\$13,435.93	\$15,338.00
Capital Reserve	\$1,800.00	\$1,350.47	\$1,920.00
Total Expenses	\$18,112.00	\$14,786.40	\$17,258.00
NET INCOME	\$1,088.00	\$1,603.46	\$5,782.00

Accounts as of October 2019:

Operating Account: \$3612.46

Reserve Account: 1350.47